

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



Pursuant to the ULDC 2.B.3.G.2 an extension of time for a variance or any condition may be granted for a maximum for a maximum of 24 months. This is the last time extension that may be granted on this variance application.

**ADMINISTRATIVE VARIANCE – TYPE I B - STAFF PUBLIC MEETING
STAFF REPORT
10/18/2007**

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
AVE-2007-01498	2.B.3.G.2 Time Extension on the Development Order: The Development Order for this particular variance shall lapse on 11/16/2007 , one year from the approval date (DATE: MONITORING-ZONING). IS HEREBY AMENDED TO READ: The Development Order for this particular variance shall lapse on 11/16/2009 , two years from the approval date (DATE: MONITORING-ZONING). 2.B.3.G.2 Time Extension on Condition #1: By 11/16/07 , the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. (ONGOING-BLDG PERMIT: BLDG) IS HEREBY AMENDED TO READ: By 11/16/09 , the applicant shall provide the Building Division with a copy of the Administrative Variance Staff Public Meeting result letter and a copy of the site plan presented to staff, simultaneously with the building permit application. (BUILDING: DATE: ZONING)	11/16/2007	11/16/2009	24 months
		11/16/2007	11/16/2009	24 months
SITUS ADDRESS:	2300 Okeechobee Blvd West Palm Beach 33409 1951 N Congress Ave West Palm Beach 33409			
AGENT NAME & ADDRESS:	Kim Glas-Castro 222 Lakeview Ave West Palm Beach FL 33401			
OWNER NAME & ADDRESS:	110 SE 6th St Fort Lauderdale FL 33301			
PCN:	00-43-43-30-01-007-0010 00-43-43-30-03-067-0011 00-43-43-30-12-000-0010			
ZONING DISTRICT:	CG			
BCC DISTRICT:	02			
PROJECT MANAGER:	F. Alan Seaman, Senior Site Planner and Juanita James, Zoning Technician			
LEGAL AD:	Kim-Glas Castro, agent, for Autonation Imports of Palm Beach, Inc., owners, to allow a 24-month time extension on the Development Order and Condition #1 for BA 2006-1561 to allow a reduction in the R-O-W buffer and for a buffer to encroach into an easement. LOC: 2300 Okeechobee Blvd., approx. 0.04 mile W of N. Congress Ave. and approx. 1.03 miles N of Belvedere Rd., in the CG Zoning District. (PET:1987-006).			
LAND USE:	CH/8	S/T/R: 30-43-43		07
PETITION #:	1987-00006			
LOT AREA:	3.97			

LOT DIMENSIONS:	293 ft x 578 ft
CONFORMITY OF LOT:	Conforming
CONFORMITY OF ELEMENT	Conforming
TYPE OF ELEMENT:	Right of Way Buffer
ELEMENT SIZE:	22,776 sq ft
BUILDING PERMIT #:	None
NOTICE OF VIOLATION:	None
CONSTRUCTI ON STATUS:	Existing
APPLICANT REQUEST:	To allow a 24-month time extension on the Development Order and Condition #1

PREVIOUS VARIANCE REQUEST

APPLICATION NO.	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BA-2006-1165	7.3.F.4.b Incompatibility Buffer Width	7.3.F.2 Site development Standards: R-O-W Buffer (Okeechobee Blvd.): 20.0 ft. wide	7.5 ft wide	12.5 ft wide
	7.3.F.4.b Incompatibility Buffer Width	7.3.F.2 Site Development Standards: R-O-W Buffer (Congress Ave.): 20.0 ft wide	2.0 ft wide	18.0 ft wide (prev. approved for 5.0 ft. wide)
	7.3.G.3.a Landscaping, Off-Street Parking, Terminal Islands	Site Development Standards: Interior landscape requirements, Off-Street Parking & Interior Vehicular Use area, Pervious Area: 20%	18%	2%
	3.D.2.A Property Development Regulations	Front Setback in CG Zoning District Regulations: 50 ft.	35 ft.	15 ft.

The above variance(s) was granted subject to the following conditions:

DEVELOPMENT ORDER

The Development Order for this particular variance shall lapse on 11/16/2007, one year from the approval date (DATE: MONITORING-ZONING).

ZONING CONDITIONS

- By 11/16/07, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. (ONGOING-BLDG PERMIT: BLDG)
- Prior to DRO certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (Pet 1987-006) (ZONING - DRO)

PROPOSED TIME EXTENSION

APPLICATION NO.	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
AVE-2007-1498	2.B.3.G.2 Time Extension on the Development Order	11/16/2007	11/16/2009	24 months
	2.B.3.G.2 Time Extension on Condition #1	11/16/2007	11/16/2009	24 months

JUSTIFICATION STATEMENT

The applicant is requesting a time extension on the Development Order and Condition #1. After receiving the approval for this variance the applicant gives a time line of other submittals that were needed to get this project approved; which included: requesting more variances, working Lake Worth Drainage District, Signature Only approvals, etc. The applicant is requesting a 2-year (24-month) time extension to vest variance BA 2006-1165.

AGENCY COMMENTS

None

ZONING COMMENTS

1. Pursuant to the ULDC Article 2.B.3.G.2 an extension of time for a variance or any condition may be granted for a maximum of 24 months. This is the last time extension that may be granted on this variance application.

DEVELOPMENT ORDER

The development order for this particular variance shall lapse on **11/16/2007**, one year from the approval date. (DATE: MONITORING:Zoning)

IS HEREBY AMENDED TO READ:

The development order for this particular variance shall lapse on **11/16/2009**, two years from the approval date. (DATE: MONITORING:Zoning)

ADMINISTRATIVE VARIANCE – TYPE I B – STAFF PUBLIC MEETING CONDITIONS

1. By **11/16/07**, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the site plan presented to the Board, simultaneously with the building permit application. (ONGOING-BLDG PERMIT: BLDG)

IS HEREBY AMENDED TO READ:

By **11/16/09**, the applicant shall provide the Building Division with a copy of the Administrative Variance Staff Public Meeting result letter and a copy of the site plan presented to staff, simultaneously with the building permit application. (BUILDING: DATE: ZONING)

2. Prior to DRO certification, the applican shall ensure the BOFA conditions are shown on the site plan. (Pet 1987-006) (ZONING - DRO) **COMPLETED**